

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 9-03-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-15
ITEM DESCRIPTION: Annual Review of the Rural Service District Parcels		PREPARED BY: Brent Svenby, Planner

August 26, 2003

NOTE: The maps have been sent to the Council separately.

City Planning and Zoning Commission Recommendation:

The Rochester Code of Ordinances (Number 1466) as amended review of the Urban Rural Service Districts within the City of Rochester. The Rural Service District classification reduces the city portion of the mill rate to 17% of that for lands in the Urban Service District. Properties classified as Rural Service District are largely undeveloped and do not make use of many of the municipal services; therefore, the municipal tax levy on the property is reduced. In order to qualify for a Rural Service District classification, the property must:

1. be rural in character,
2. not be developed for commercial, industrial, or urban residential purposes
3. be part of a consolidated area five (5) acres in size, and
4. be either unused, or used for agricultural, forest, recreational, or quarrying purposes.

Mr. Haeussinger moved to approve the annual review of Rural Service District parcels as recommended by staff. Ms. Petersson seconded the motion. The motion carried 8-0.

Additions:

There are 21 properties to be added to the Rural Service District. These properties have been annexed since last year's review, and they meet the above listed criteria. They total approximately 843.90 acres and are found in "List A" of the attached staff report.

Deletions:

Properties that do not meet the Rural Service District qualification should be added to the Urban Service District. The properties to be deleted appear on "List B" and "List C" of the attached staff report. "List B" includes lands that are less than 5 acres in size. "List C" contains properties which are tax exempt.

Planning Department Recommendation:

See attached staff report dated, July 29, 2003.

Council Action Needed:

1. If the Council wishes to designate the lands listed in "List A" of the attached staff report as Rural Service District, it should instruct the City Attorney to prepare an ordinance for adoption.
2. The Council should vote to suspend the rules and have the second reading of this ordinance on September 3, 2003.
3. If the Council wishes to transfer the parcels listed in "List B" and "List C" to the Urban Service District, it should instruct the City Attorney to prepare a resolution for adoption.

Attachments:

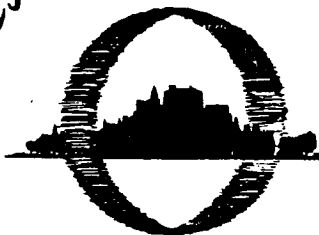
1. Staff report dated July 29, 2003.

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney: Legal Descriptions Attached
4. Planning Department File

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

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COUNTY OF

Olmsted

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TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: July 29, 2003

RE: Annual Review of the Rural Service District (RSD) Parcels

The Rochester Code of Ordinances (#1466) requires an annual review of the Urban and Rural Service property tax districts within the City of Rochester. The City Planning and Zoning Commission conducts this review and recommends to the Common Council any changes that may be necessary. The required hearing on additions to the RSD will be scheduled for September 3, 2003, before the City Council. A 30-day notification is required for the hearing.

Properties classified as a Rural Service District are largely undeveloped and do not make use of many of the municipal services; therefore, the municipal tax levy on the property is reduced. In order to qualify for a RSD classification, a property must:

1. be rural in character;
2. not be developed for commercial, industrial or urban residential purposes;
3. be part of a consolidated area over five (5) acres in size; and
4. be either unused or used for agricultural, forest, recreational, nursery or quarrying purposes.

Ordinance No. 1635 states that the Common Council may determine that certain platted pieces of land may remain eligible for RSD status. The Council must determine that these properties are still rural in character and not developed for urban residential, commercial or industrial purposes.

Additions to the RSD

List "A" includes the tracts of undeveloped lands annexed into the City since the last update to the Rural Service District list in 2002 until July 1, 2003.

Deletions from the RSD

List "B" includes those tracts of land that because of their size (less than five acres), do not qualify for inclusion in the Rural Service District and should be removed. This list also includes parcels that no longer exist due to subdivision.



List "C" includes tracts of land that are owned by the public or other tax-exempt entities. These lands should be removed from the RSD because they pay no property taxes.

Attachments

1. List of properties in each category
2. Maps of properties to be added to the RSD

LIST "A" ANNEXATIONS

ACRES	LOCATION & OWNER	MAP #	PIN #
55.54	located along the north side of 55 th Street NW, east of 60 th Avenue NW and southwest of the Douglas Trail in a part of the SW ¼ of Section 7 Cascade Township owned by Joe Bigelow & Sons Enterprise	1	66354 66355
36.65	located south of CSAH 2 (Viola Road), east of the Century Hills Development and west of Haver Hills Subdivision in a part of the SW ¼ of the NW ¼ and the North Half of the SW ¼ of Section 29 Haverhill Township owned by Arcon Development Inc.	2	66301
57.74	located along the west side of 50 th Avenue NW and south of Wedgewood Hills Fourth Subdivision. The property is located in a part of the South ½ of the NE ¼ of Section 18 Cascade Township owned by Floyd Ott	3	66367 66369
35.71	located along the north side of 55 th Street NW and east of 60 th Avenue NW in a part of the East ½ of the SW ¼ of Section 7 Cascade Township owned by Joel Bigelow & Sons Enterprise	4	66372
27.6	located west of TH 63 and east of East River Road NE in a part of the SE ¼ and NE ¼ of the SW ¼ of Section 13 Cascade Township owned by Morris Memorial LLC	5	68100
39.76	located north of Valleyhigh Road between West Circle Drive and 50 th Ave. NW in the east ½ of the east ½ of the northwest ¼ of Section 20, Cascade Township owned by Badger Hills LLC	6	68038
59.93	located north of 65 th Street NW and along the east side of US Highway 52 in a part of the NW ¼ of Section 4, Cascade Township owned by Scotts Properties Inc.	7	68040
19.65	located south of 65 th Street NW and west of 50 th Avenue NW in a part of the NE ¼ of Section 7, Cascade Township owned by Elizabeth Ripley	8	68042
57.22	located north of East Circle Drive (CSAH 22), east of 16 th Avenue NE and 35 th Street NE in a part of the NW 1/4 of Section 19, Haverhill Township owned by Stonehedge Development LLC	9	68045
48.01	located south of 55 th Street NW and east of 60 th Avenue NW in that part of the W ½ of the NW ¼ of Section 18, Cascade Township owned by Lloyd R Kingsbury Trustee	10	68044
49.45	located along the north side of 55 th Street NW, west of 50 th Avenue NW and south of the Douglas Trail in part of the East ½ of Section 7, Cascade Township owned by Joel Bigelow & Sons Enterprise	11	68049
59.13	located along the north side of Salem Road SW (CR 25) and along the east side of Westhill Drive SW in part of the East ½ of Section 8, Rochester Township owned by Bamber Valley Development LLC	12	68189 68187
54.98	located along the west side of County Road 1 and along the north side of US Highway 52 in part of the NE ¼ of Section 24, Rochester Township owned by Mark Leitzen	13	68420 68419
35.44	located south of 75 th Street NW and along the east side of US Highway 52 in that part of the NW 1/4 of Section 4, Cascade Township owned by Scotts Properties Inc.	14	68421
12	located north of Viola Road (CR 2), west of Osjor Estates and east of Schaeffer Lane NE in Section 29 of Haverhill Township owned by Todd & Lisa Ustby	15	33485 33597
19.35	land located west of 18 th Avenue SW (CR 147), west of Hart Farms	16	62023

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	Subdivision, north of 40 th Street SW in the North Half of the SW ¼ of Section 22 of Rochester Township owned by Arcon Development Inc.		
25.61	located north of East Circle Drive and east of Northwood Hills 2 nd Subdivision in a part of the East ½ of the NW ¼ of Section 19 of Haverhill Township owned by Stonehedge Development LLC	17	68046
59.99	located along the north side of 40 th Street SW and along the west side of 18 th Avenue SW in a part of the South ½ of the SW ¼ of Section 22 of Rochester Township owned by Arcon Development Inc.	18	41923
49.99	located along the west side of 18 th Avenue SW, north of the Hart Farms Subdivision in a part of the NW ¼ of Section 22 of Rochester Township owned by Eugene D. Peters	19	64285
32.82	located east of Bandel North Subdivision and north of Boulder Ridge Lane NW in a part of the NE ¼ of the NE 1/4, Section 9, Cascade Township owned by Big DE Development Company	20	61297
12.41	located north of Salem Road SW (CSAH 25), north of the proposed Bamber Valley Estates development and east of Bamber Valley Farms 2 nd Subdivision in a part of the East ½ of Section 8 Rochester Township owned by Bamber Valley Development LLC	21	68190 68188

**LIST "B" – PARCELS TO BE REMOVED FROM RSD LIST
< 5 ACRES or DO NOT MEET REQUIREMENTS FOR RSD**

<i>PIN #</i>	<i>OWNER</i>
067712	Hayden Properties LLC
067713	Hayden Properties LLC
067714	Hayden Properties LLC
067715	Aspen Enterprises of Roch Inc.
067716	Hayden Properties LLC
067717	Hayden Properties LLC
067718	Hoaglan Builders Inc.
067719	Hayden Properties LLC
067720	Hayden Properties LLC
067721	Hayden Properties LLC
067722	Hayden Properties LLC
067723	Hayden Properties LLC
067724	Hayden Properties LLC
067725	Hayden Properties LLC
067726	Hayden Properties LLC
067727	Hayden Properties LLC
067728	Hayden Properties LLC
067729	Hayden Properties LLC
067730	Hayden Properties LLC
067731	Hayden Properties LLC
067732	Hayden Properties LLC
067733	Hayden Properties LLC

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067734	Hoaglan Builders Inc
067735	Hayden Properties LLC
067736	Hayden Properties LLC
067737	Hayden Properties LLC
067738	Hayden Properties LLC
067739	Hayden Properties LLC
067740	Hayden Properties LLC
067741	Hayden Properties LLC
052208	Mayo Foundation (used as a parking lot)

**LIST "C" - PARCELS TO BE REMOVED FROM RSD LIST
TAX EXEMPT LANDS**

<i>PIN #</i>	<i>OWNER</i>
063472	People of Hope Church of Rochester
069034	State of MN
067972	State of MN
067968	State of MN
067970	State of MN
067974	State of MN
067404	City of Rochester
067406	City of Rochester
068626	City of Rochester
052312	City of Rochester

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7. The applicant will need to apply for the Type I Design Modification for the height of the cross.
 8. The applicant agrees that no deviation to the appearance of the building, design, exterior façade or landscaping will occur from the plans approved by the City Council.

The Commission took a 5 minute break.

OTHER BUSINESS:

1. Parcels included in the Rural Service District

X Mr. Brent Svenby presented the staff report, dated July 29, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Haeussinger moved to recommend to include Parcels in the Rural Service District as recommended by staff. Ms. Petersson seconded the motion. The motion carried 8-0.

2. Internal Lighting of Wall Signs

Mr. Brent Svenby presented the staff report, dated August 1, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Staver moved to initiate a text amendment with regard to internal lighting of wall signs. Ms. Petersson seconded the motion. The motion carried 8-0.

3. 2004 Budget

Mr. Wheeler presented the 2004 City Planning Commission budget.

Ms. Wiesner asked if membership should only be given to the Chairperson and they could disseminate the information to the other Commissioners as a cost saving plan.

Mr. Wheeler responded yes.

Ms. Wiesner asked if money could be used from one category for another. Otherwise, she suggested a miscellaneous category.

Mr. Wheeler responded that they could use the money in one category for something else.

The Commission asked what they had been spending their money on.

Mr. Wheeler responded that they have generally just been using it for their Annual Meeting dinner.

Ms. Wiesner asked where the money goes, if it is not used by the end of the year.

Mr. Wheeler explained that it now goes back to the City's general fund and does not get carried over.

